

**LAND USE AMENDMENT  
CANYON MEADOWS (WARD 13)  
CANNOCK ROAD SW AND CANNES ROAD SW  
BYLAW 22D2018**

**MAP 9S**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

<b>ADMINISTRATION RECOMMENDATION(S)</b>	2017 November 16
That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Land Use Amendment.	
<b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>	
That Council hold a Public Hearing on Bylaw 22D2018; and	
<ol style="list-style-type: none"> <li>1. <b>ADOPT</b> the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 940 Cannock Road SW (Plan 6053JK, Block 14, Lot 22) from Residential – Contextual One Dwelling (R-C1) District to Residential –Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and</li> <li>2. Give three readings to the proposed Bylaw 22D2018.</li> </ol>	

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

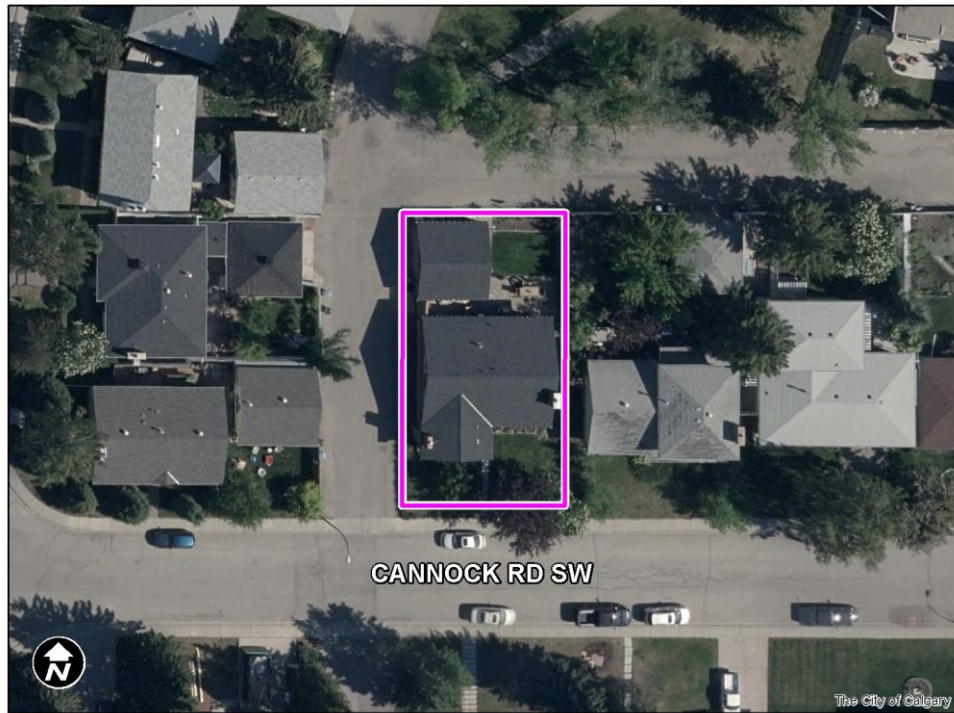
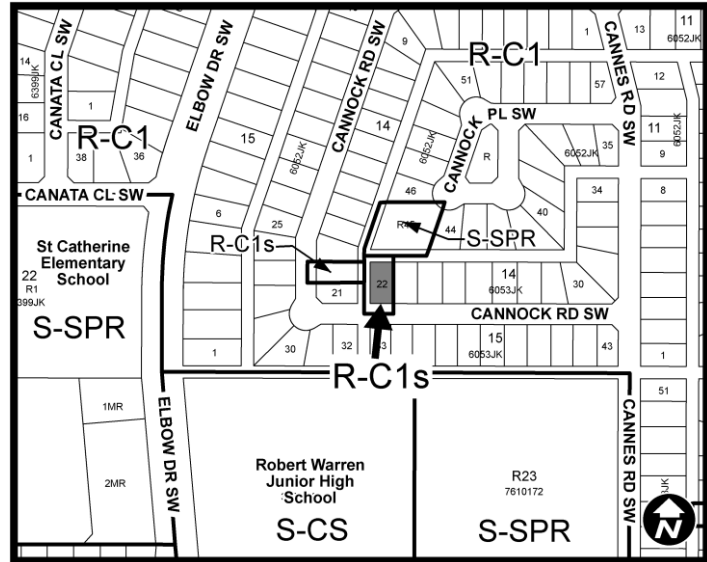
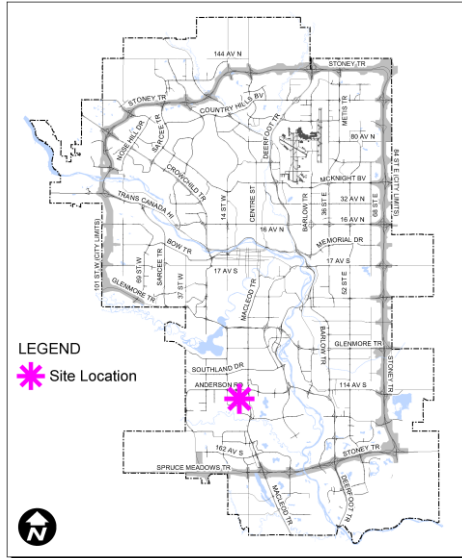
**ATTACHMENT**

1. Proposed Bylaw 22D2018

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MAP 9S

LOCATION MAPS



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MAP 9S

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 940 Cannock Road SW (Plan 6053JK, Block 14, Lot 22) from Residential – Contextual One Dwelling (R-C1) District **to** Residential –Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**

**Carried: 8 – 0**

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MAP 9S

**Applicant:**

Christopher Wayne Lewis

**Landowner:**

Christopher Wayne Lewis  
Tanya Lynn Lewis

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Canyon Meadows, the site is approximately 17 metres by 30 metres in size and is developed with a single-storey single detached dwelling with a double-car garage that is accessed from the side lane. Single-detached dwellings are located to the east, west and south. A land use redesignation to allow for a secondary suite on a parcel located immediately to the west was approved by Council in 2016. An open space, designated as Special Purpose – School, Park and Community Reserve (S-SPR) exists to the north of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Canyon Meadow's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

<b>Canyon Meadows</b>	
Peak Population Year	1990
Peak Population	8,727
2017 Current Population	7,553
Difference in Population (Number)	-1,174
Difference in Population (Percent)	-13%

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Cannock Road SW and a rear and side lane. The area is served by Calgary Transit via the primary transit network bus service which is located approximately 350 metres from the site on Elbow Drive SW. The Canyon Meadows LRT is located approximately 1.7 kilometers from the site. On-street parking adjacent to the site is unregulated.

**UTILITIES & SERVICING**

Water and sanitary sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

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**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration did not receive a response from the Canyon Meadows Community Association.

**Citizen Comments**

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- residential roads are over capacity causing traffic, parking issues, danger to small children;
- increase in pets; current problem of unlicensed cats;
- short terms/transient renters would have the opportunity to scope the neighbourhood for future home invasions; and
- potential use of suite as AirBnB contributing to transiency of property.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The information below outlines why we are applying for the redesignation of our property from R-C1 to R-C1s.

In Canyon Meadows we enjoy the convenient amenities and access to parks that the community has to offer. We believe our property is an ideal location for a secondary suite in which a tenant would have easy access to public transit, walking, distance to all levels of schooling, a recreation centre, as well as the Babbling Brook and Fish Creek Park.

Our lot is situated next to a laneway that runs directly along the West and North sides of our property, in addition to the laneway on the North side there is a greenspace located just off our backyard. The laneway and greenspace provide privacy to our home and surrounding neighbours while making our garage and back entrance easily accessible. A parking space will be provided for the tenant in our current oversized double detached garage which is accessible from both the West and North laneway.

We believe a secondary suite would not impact the character of our neighbourhood and would create an affordable housing option for a renter. It would also provide a stream of revenue.

APPENDIX II

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

## Important terms



**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

